



ORDINANCE NUMBER 2494

5-277  
Posted  
online

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS AS HERETOFORE AMENDED; SO AS TO GRANT A SPECIFIC USE PERMIT TO ALLOW OUTSIDE STORAGE, SALES AND DISPLAY OF RETAIL MERCHANDISE AT THE SOUTHWEST CORNER OF ALPHA ROAD AND INWOOD ROAD WITHIN THE PLANNED DEVELOPMENT NUMBER 80 ZONING DISTRICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.**

Whereas, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to amending the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that said change in zoning use should be made;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the zoning map of the City of Farmers Branch so as to grant a Specific Use Permit to allow outside storage, sales and display of retail merchandise located within the southwest corner of the Alpha Road and Inwood Road intersection and within the Planned Development Number 80 zoning district.

SECTION 2. That the outside storage, sales and display of retail merchandise and its associated improvements shall be constructed and specifically located in accordance with the approved site plan attached as Exhibit "A" and subject to all conditions stated herein.

SECTION 3. That the outdoor storage, sales and display of retail merchandise shall be limited to the 2,022 square foot area identified on the site plan file dated July 20, 1999.

SECTION 4. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon convictions shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.


SECTION 5. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 6. In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 7. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, as the law in such case provides.

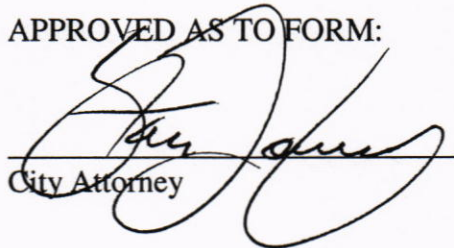
DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS,  
on this the 16<sup>th</sup> day of August, 1999.

APPROVED:



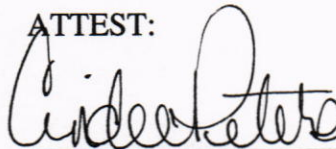
Mayor

APPROVED AS TO FORM:



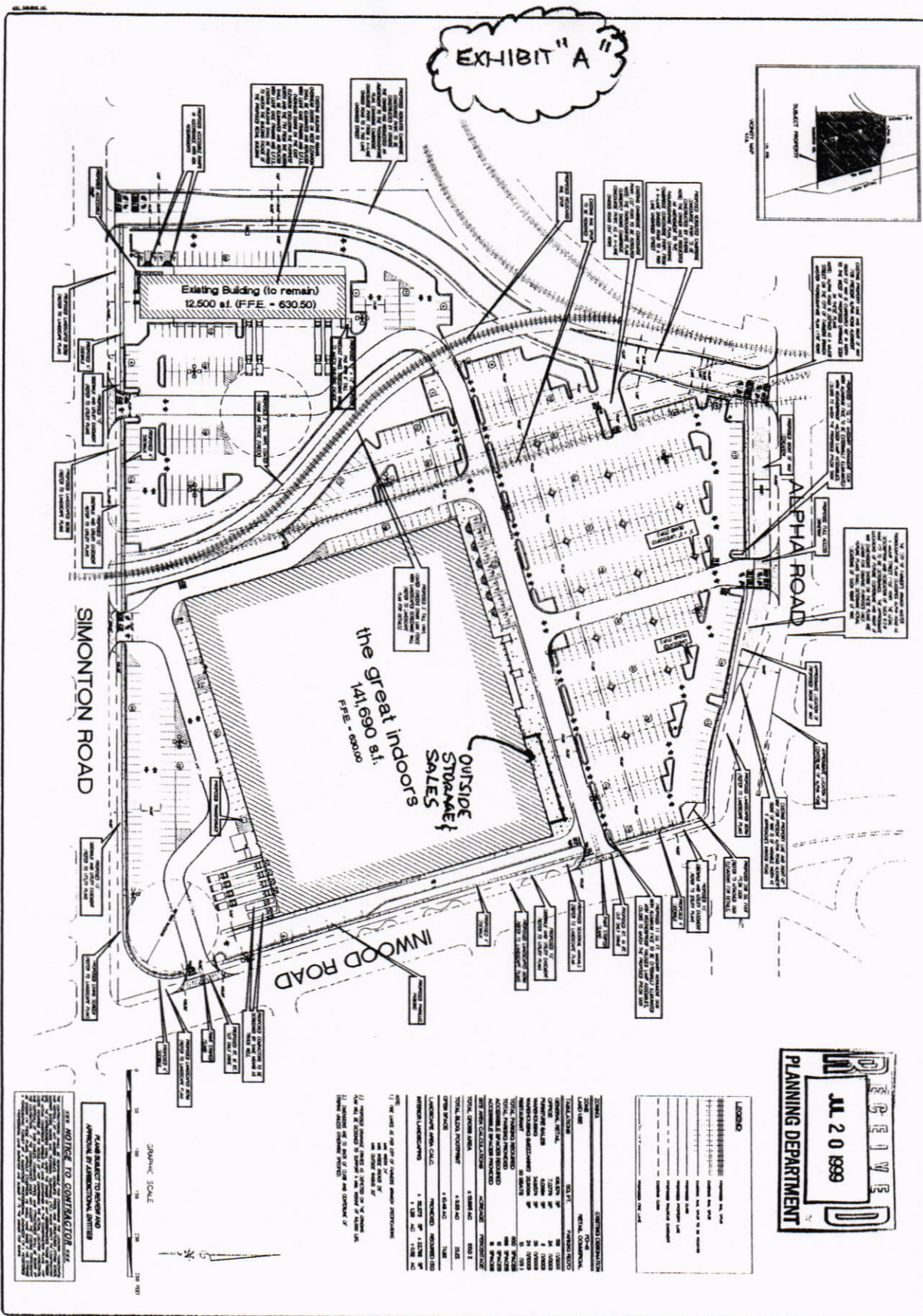
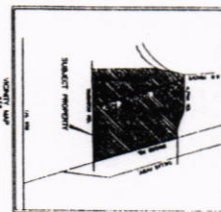
City Attorney

ATTEST:



City Secretary

EXHIBIT "A"



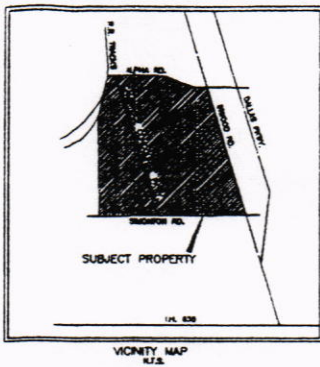
SEARS, ROEBUCK CO.  
the great indoors

### SITE PLAN



**ADAMS CONSULTING ENGINEERS, INC.**  
CIVIL / ENVIRONMENTAL ENGINEERS • SURVEYORS  
6320 Copeland Road • Tyler, Texas 75703 • (936) 324-8400

REVISIONS	DATE	BY
DESIGNED AND DRAWN: JOHN J. JORDAN	APRIL 11, 1999	JOJ
CITY CHECKED:	APRIL 15, 1999	JOJ
STATE CHECKED:	APRIL 15, 1999	JOJ
CITY CHECKED:	APRIL 20, 1999	JOJ
FILE NUMBER FOR ASH 15, 1999	ASH 15, 1999	JOJ



EXISTING PROPERTY LINE AND RIGHT OF WAY FOR PRESENT ALPHA ROAD ALIGNMENT. RIGHT OF WAY IS CURRENTLY 60' IN WIDTH TO THE WEST OF PROPOSED ENTRANCE SEEN ON THESE PLANS.  
NOTE: ALPHA ROAD IS DEFINED AS A MAJOR STREET ON THE CITY OF FARMERS BRANCH MASTER THOROUGHFARE PLAN (100' ROW).

PROPOSED 11' SQ. FT. WASHOBY MONUMENT SIGN WITH ALUMINUM FACE TO BE EXTERNALLY ILLUMINATED WITH WEATHERPROOF HALOGEN LAMP ASSEMBLIES. COLORS TO MATCH THE PROPOSED PYLON SIGN.

THE CITY OF FARMERS BRANCH MASTER THOROUGHFARE PLAN CLASSIFIES ALPHA ROAD AS A MAJOR STREET (100' ROW). THE LEGAL DESCRIPTION AND LOCATION OF SUCH R.O.W. HAVE YET TO BE DETERMINED. THE APPROXIMATE LOCATIONS OF FUTURE CENTERLINE AND RIGHT OF WAY (DIMENSIONS SHOWN ON THESE PLANS ARE SHOWN FOR GRAPHIC PURPOSES ONLY. FUTURE PLANS SHALL DETERMINE ACTUAL LOCATIONS OF SUCH RIGHT OF WAY).

APPROXIMATE LOCATION OF PROPOSED RIGHT OF WAY

APPROXIMATE CENTERLINE OF

ALPHA ROAD

PROPOSED REROUTED CAMBRIDGE CONCOURSE PWAY. TO BE CONSTRUCTED BY OTHERS.  
NOTE: THE OWNER HAS REQUESTED AN AMENDMENT TO THE THOROUGHFARE PLAN CHANGING CAMBRIDGE CONCOURSE PWAY FROM A 4-LANE DIVIDED ROAD TO A TWO LANE UNDIVIDED STREET.

EXISTING CAMBRIDGE CONCOURSE PWAY. (20' ROW) TO BE REROUTED.  
NOTE: THE THOROUGHFARE PLAN CURRENTLY SHOWS CAMBRIDGE CONCOURSE PWAY AS A 4-LANE DIVIDED ROAD (64' ROW).

EXISTING INLE SPUR TO BE REMOVED

PROPOSED RELOCATED INLE SPUR

PROPOSED REROUTED CAMBRIDGE CONCOURSE PWAY. TO BE CONSTRUCTED BY OTHERS.  
NOTE: THE OWNER HAS REQUESTED AN AMENDMENT TO THE THOROUGHFARE PLAN CHANGING CAMBRIDGE CONCOURSE PWAY FROM A 4-LANE DIVIDED ROAD TO A TWO LANE UNDIVIDED STREET.

EXISTING BUILDING TO REMAIN. OVERHEAD DOORS ON WEST ELEVATION SHALL BE ELIMINATED AND REPLACED WITH LIGHT GAGE FRAMING AND E.F.I.S. OVERHEAD DOORS ON THE EAST ELEVATION INCLUDING THE FURDEST NORTH AND THE 7TH FROM THE NORTH SHALL BE ELIMINATED AND REPLACED WITH LIGHT GAGE FRAMING AND E.F.I.S. EXISTING BUILDING SHALL BE PAINTED TO MATCH THE BUILDING FACADE OF THE PROPOSED RETAIL BUILDING.

PROPOSED ACCESSIBLE RAMPS IF ACCORDANCE WITH ADA REQUIREMENTS

PROPOSED ACCESSIBLE RAMP

Existing Building (to remain)  
12,500 s.f. (FFE - 630.50)

PROPOSED 12' TALL PRECAST PANEL SCREENING WALL TO MATCH BUILDING FACADE

PROPOSED 3' TALL VINYL COATED CHAIN LINK FENCE (GREEN)

PROPOSED 3' TALL VINYL COATED (GREEN) CHAIN LINK FENCE WITH LANDSCAPED SCREENING WALL (REFER TO LANDSCAPE PLAN FOR DETAILS)

the great indoor  
141,690 s.f.  
FFE - 630.00

PROPOSED 10' SIDEWALK AND UTILITY EASEMENT (REFER TO UTILITY PLAN)

PROPOSED 4' SIDEWALK

PROPOSED LANDSCAPED BERM (REFER TO LANDSCAPE PLAN)

PROPOSED 10' SIDEWALK AND UTILITY EASEMENT (REFER TO UTILITY PLAN)

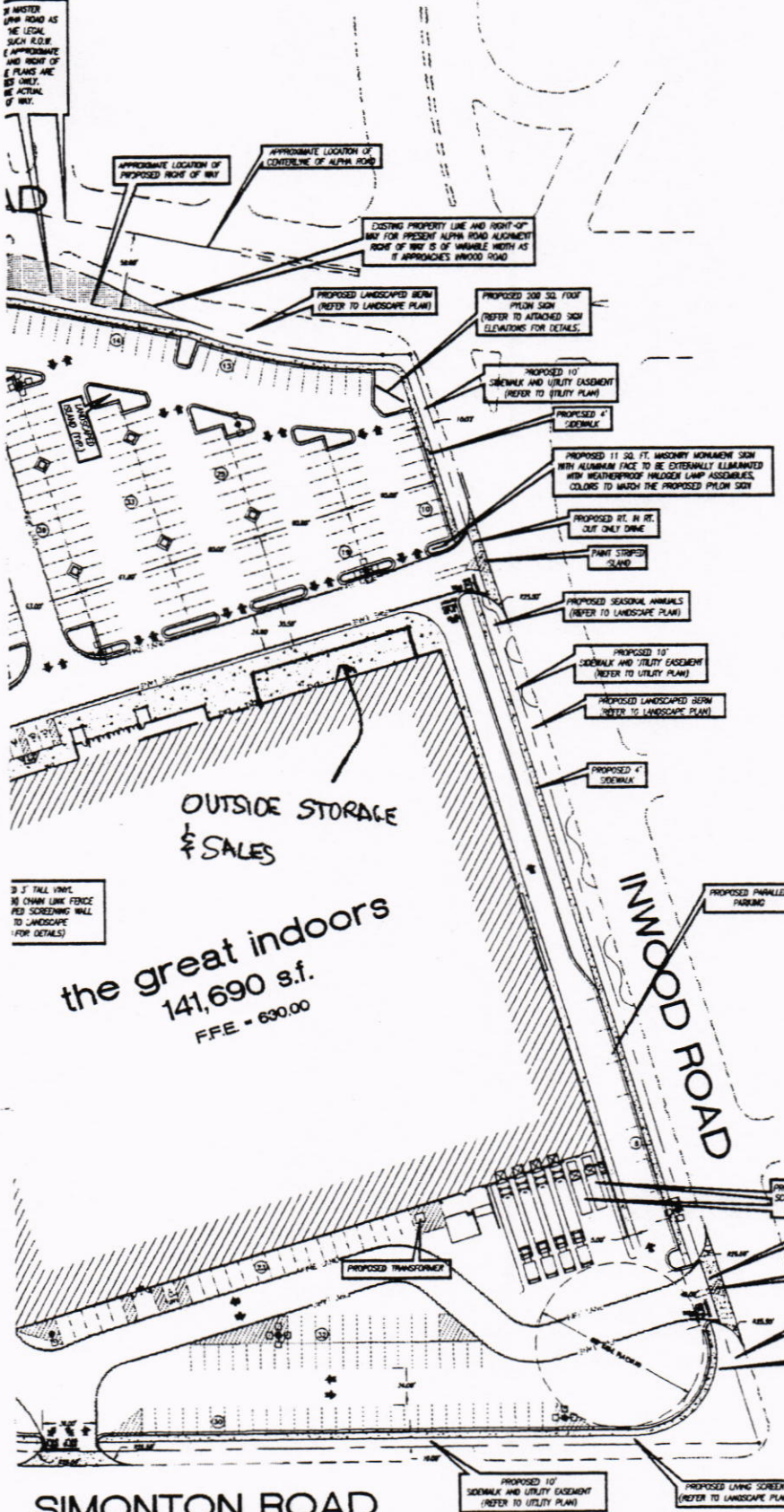
PROPOSED LANDSCAPED BERM (REFER TO LANDSCAPE PLAN)

SIMONTON ROAD

DETAIL 1 OF  
SHEET 3C

30

IF MASTER LANE ROAD AS THE LEGAL SUCH ROAD IS APPROPRIATE AND RIGHT OF WAY ARE NOT UNLESS ACTUAL OF WAY.



RECEIVED  
JUL 20 1999  
PLANNING DEPARTMENT

LEGEND:

[Symbol]	PROPOSED RAIL SPUR
[Symbol]	EXISTING RAIL SPUR
[Symbol]	EXISTING RAIL SPUR TO BE REMOVED
[Symbol]	PROPOSED CURB
[Symbol]	PROPOSED PROPERTY LINE
[Symbol]	PROPOSED RAILROAD EASEMENT
[Symbol]	EXISTING CURB
[Symbol]	PROPOSED FIRE LANE

ZONING	EXISTING DESIGN	
ZONE	LAND USE	FO-4B RETAIL COMMERC
TABULATIONS		
GENERAL RETAIL	108,878 SF	338 1/2
OFFICE	7,077 SF	34 1/4
FURNITURE SALES	6,000 SF	8 1/4
WAREHOUSING	34,857 SF	35 1/4
WAREHOUSING (MEZZANINE)	23,000 SF	24 1/4
RESTAURANT	30 SEATS	10 1/4
TOTAL PARKING REQUIRED		650 SPA
TOTAL PARKING PROVIDED		686 SPA
ACCESSIBLE SPACES REQUIRED		15 SPA
ACCESSIBLE SPACES PROVIDED		18 SPA
SITE AREA CALCULATIONS		
	ACREAGE	PERCENT
TOTAL GROSS AREA	± 13.885 AC	100.0 %
TOTAL BLDG. FOOTPRINT	± 3.53 AC	25.22
OPEN SPACE	± 10.46 AC	74.82
LANDSCAPE AREA CALC.		
	PROVIDED	REQUIRED
INTERIOR LANDSCAPING	± 52,272 SF ± 22,782	
	± 1.20 AC	± 0.32

OUTSIDE STORAGE & SALES

the great indoors  
141,690 s.f.  
F.F.E. = 630.00

3' 5" TALL VINYL CHAIN LINK FENCE PER SCREENING WALL TO LANDSCAPE (FOR DETAILS)

NOTE:  
1.) FIRE LINES AS PER CITY OF FARMERS BRANCH SPECIFICATIONS:  
MIN. WIDTH 24"  
MIN. NOSE RADIUS 20"  
MIN. OUTSIDE RADIUS 50"  
2.) PROPOSED DRAINAGE GRATES AS SHOWN ON THE DRAINAGE PLAN WILL BE DESIGNED TO SUPPORT A MAX. WEIGHT OF 60,000 LBS.  
3.) DIMENSIONS ARE TO BACK OF CURB AND CENTERLINE OF STRIPING UNLESS OTHERWISE SPECIFIED.

3E



SIMONTON ROAD

DETAIL 2 OF SHEET 3C

PLANS SUBJECT TO REVIEW AND APPROVAL BY JURISDICTIONAL ENTITIES

XXX NOTICE TO CONTRACTOR #1

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION AND VERTICALITY OF ANY EXISTING CURBS, LOCATIONS, PAVES, AND STRUCTURES FOR SURVEYING PURPOSES UNDER THE SURVEYING (SIC) WHICH MAY BE ON SITE. THE CONTRACTOR SHALL VERIFY THE OWNER OF ANY DISCREPANCIES FROM THE ACTUAL CONDITIONS WHILE THE DATA CONTAINED IN THE CONTRACT IS BEING INCURRED AS THE ACTUALITY OF NOT CONTAINING THE ACTUAL LOCATION AND VERTICALITY OF SAID CURBS, LOCATIONS, PAVES, AND STRUCTURES SHALL BE THE CONTRACTOR'S. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING AS SHOWN IN THESE PLANS WITHOUT DISCREPANCY, HE SHALL HAVE OBLIGATION AS A PROFESSIONAL SURVEYOR BY A REGISTERED PROFESSIONAL ENGINEER, SURVEYOR, LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

# LEGEND:

	PROPOSED RAIL SPUR
	EXISTING RAIL SPUR
	EXISTING RAIL SPUR TO BE REMOVED
	PROPOSED CURB
	PROPOSED PROPERTY LINE
	PROPOSED RAILROAD EASEMENT
	EXISTING CURB
	FIRE LANE
	PROPOSED FIRE LANE

7. MASONRY MONUMENT SIGN  
TO BE EXTERNALLY ILLUMINATED  
HALOGEN LAMP ASSEMBLIES,  
THE PROPOSED PYLON SIGN

RT.

ANNUALS  
PE PLAN)

ED 10'  
ILITY EASEMENT  
ILITY PLAN)

ANDSCAPED BERM  
LANDSCAPE PLAN)

ZONING	EXISTING DESIGNATION	
ZONE LAND USE	PD-43 RETAIL COMMERCIAL	
TABULATIONS	SQ. FT.	PARKING REQ'D
GENERAL RETAIL	106,117± SF	531 (1/200)
OFFICE	7,077± SF	24 (1/300)
FURNITURE SALES	6,039± SF	8 (1/800)
WAREHOUSING	34,957± SF	35 (1/1000)
WAREHOUSING (MEZZANINE)	23,900± SF	24 (1/1000)
RESTAURANT	30 SEATS	10 (1/3)
TOTAL PARKING REQUIRED		630 SPACES
TOTAL PARKING PROVIDED		686 SPACES
ACCESSIBLE SPACES REQUIRED		15 SPACES
ACCESSIBLE SPACES PROVIDED		18 SPACES
SITE AREA CALCULATIONS	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	± 13.995 AC	100.0 %
TOTAL BLDG. FOOTPRINT	± 3.53 AC	25.2%
OPEN SPACE	± 10.46 AC	74.8%
LANDSCAPE AREA CALC.	PROVIDED	REQUIRED (5%)
INTERIOR LANDSCAPING	± 52,272 SF ± 120 AC	± 22,782 SF ± 0.52 AC

## NOTE:

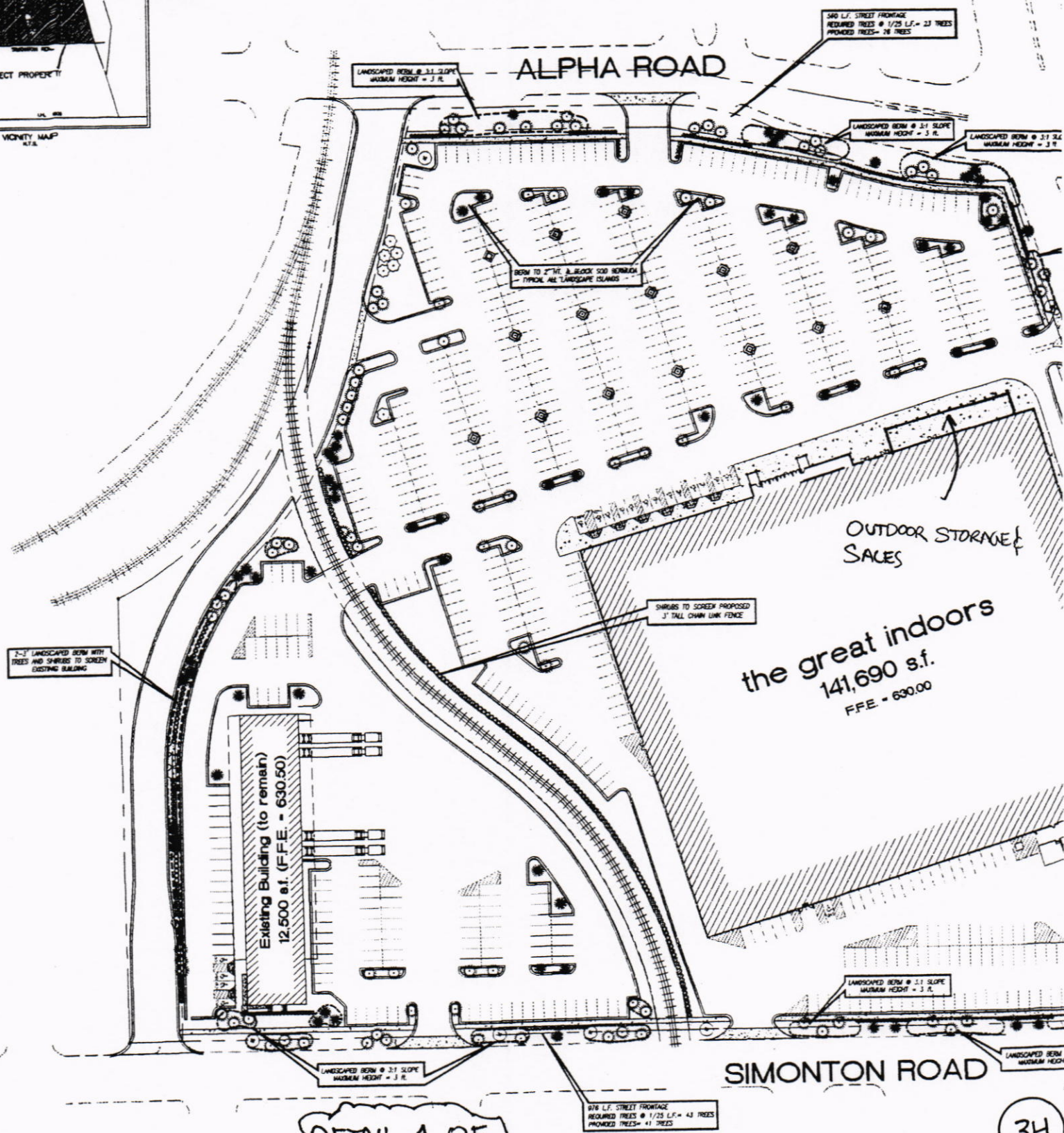
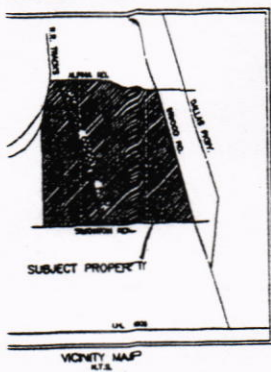
- 1.) FIRE LANES AS PER CITY OF FARMERS BRANCH SPECIFICATIONS:  
MIN. WIDTH 24'  
MIN. INSIDE RADIUS 26'  
MIN. OUTSIDE RADIUS 50'
- 2.) PROPOSED DRAINAGE GRATES AS DEPICTED ON THE GRADING  
PLAN WILL BE DESIGNED TO SUPPORT A MIN. WEIGHT OF 60,000 LBS.
- 3.) DIMENSIONS ARE TO BACK OF CURB AND CENTERLINE OF

PROPOSED PARALLEL  
PARKING

DETAIL 3 OF  
SHEET 3C

3F





DETAIL 1 OF  
SHEET 3G

34

# LANDSCAPE LEGEND

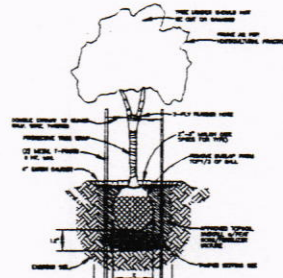
SYMBOL	COMMON NAME	TECHNICAL NAME	SIZE	SPACING	QTY.
	CEM CUM	JUNIPER COMMENSAL	7' cal. 12' ht.	WIDE	140
	BLUE OAK	QUERCUS BICOLOR	7' cal. 12' ht.	WIDE	70
	RED OAK	QUERCUS RUBRA	7' cal. 12' ht.	WIDE	22
	LIVE OAK	QUERCUS VIRENS	7' cal. 12' ht.	WIDE	14
	DAFF. BURNING BUSH	LETO CORNUS 'BURNING' BUSH	6 cal. 2' ht.	2' x 2'	80
	FLORIDA HILL	LETO Y. ATTORNIUS 'TODDIE'	5 cal. 4' ht.	2' x 2'	70
	PARROT PALM	CHOROPHILA SELLANA	5 cal. 4' ht.	2' x 2'	40
	HOPE HAWTHORN	APHLOPSIS NEREA	5 cal. 30" ht.	2' x 2'	100
	SLANDER	SLANDER PINE	5 cal. 24" ht.	2' x 2'	50
	BURNING BUSH	LETO CORNUS 'BURNING'	6 cal. 20" ht.	2' x 2'	60
	PISTACHIO	PISTACHIO GLAND	5 cal. 30" ht.	2' x 2'	40
	SHRUB HILL	PISTACHIO GLAND	5 cal. 30" ht.	2' x 2'	40

## LEGEND

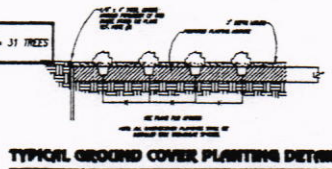
	PROPOSED RAIL SPUR
	EXISTING RAIL SPUR
	PROPOSED CURB
	PROPOSED PROPERTY LINE
	PROPOSED FINISHED SIDEWALK
	EXISTING CURB

## GENERAL LANDSCAPE NOTES

- ALL SHOWN AREAS NOT PERMANENT PLANTING INCLUDING PART OF WOOD SHALL BE REVEALED BY CONSTRUCTION UNDER CONSTRUCTION.
- PLANT SPECIES AND PLANTING DETAILS REFER TO SCHEDULE THIS SHEET.
- ALL PLANT MATERIAL SHALL BE UNROOTED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED BY PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DECEASED, OR MISSING.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- NO TREE OR SHrub SHALL BE PLANTED IN ANY SOILBANK OR DRAINAGE WITHOUT THE WRITTEN PERMISSION OF THE USER AGENCIES.
- ALL PLANTED AREAS SHALL RECEIVE A 1" LAYER OF FINE DARK MULCH.
- 8 & 10 TREES MUST HAVE BURLAP AND WIRE BASKETS FROM TOP TWO-THIRDS OF TRUNK AT TIME OF PLANTING.
- ALL SHrub BARS TO BE 4" WIDE AND SHALL BE LINED WITH STEEL COILS AS PER SPECIFICATIONS - REFERENCED SCHEDULE THIS SHEET.
- ALL LANDSCAPED AREAS SHALL BE BLOCK BOUND BY CONCRETE BARRIERS UNLESS NOTED OTHERWISE.



TYPICAL TREE PLANTING DETAIL



TYPICAL GROUND COVER PLANTING DETAIL

## GRAPHIC SCALE



PLANS SUBJECT TO REVIEW AND APPROVAL BY JURISDICTIONAL ENTITIES

## KNX NOTICE TO CONTRACTOR KNX

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION, IDENTIFICATION, AND VERTICALITY OF ANY EXISTING UTILITIES, CONDUITS, PIPES, AND STRUCTURES (TOWNSHIP, SEWER, SANITARY, WATER, GAS, TELEPHONE, TELEVISION, ETC.) WHICH MAY AFFECT THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES FOUND BETWEEN THE ACTUAL CONDITIONS AND THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL CONDITIONS (INDIVIDUAL AND VERTICALITY OF SAID UTILITIES, CONDUITS, PIPES, AND STRUCTURES) SHALL BE BORNE BY THE CONTRACTOR. IF THE CONTRACTOR DOES NOT ACCEPT THE EXISTING TOPOGRAPHY AS SHOWN IN THESE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE AT HIS EXPENSE A TOPOGRAPHIC SURVEY BY A REGISTERED PROFESSIONAL ENGINEER OR A REGISTERED PROFESSIONAL LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

**ADAMS CONSULTING ENGINEERS, INC.**  
CIVIL / ENVIRONMENTAL ENGINEERS • SURVEYORS  
6320 Capital Road • Tyler, Texas 75703 • (800) 324-8400

SEARS, ROEBUCK CO.  
the great indoors  
CONCEPTUAL  
LANDSCAPING PLAN













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SHEET NO.

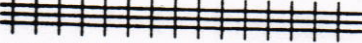





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## LANDSCAPE LEGEND

	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY.
TREES		CEDAR ELM	ULMUS CRASSIFOLIA	3" caliper 12' height	VARIES	110
		BALD CYPRESS	TAXODIUM DISTICHUM	3" caliper 12' height	VARIES	76
		RED OAK	QUERCUS SHUMARDII	3" caliper 12' height	VARIES	23
		LIVE OAK	QUERCUS VIRGINIANA	3" caliper 12' height	VARIES	14
SHRUBS		DWARF BURFORD HOLLY	ILEX CORNUTA "BURFORDII" NANA	5 GAL., 3' HT.	3' o.c.	104
		FOSTERS HOLLY	ILEX 'X' ATTENUATA 'FOSTERI'	5 GAL., 4' HT.	4' o.c.	14
		PAMPASS GRASS	CORTADERIA SELLOANA	5 GAL., 4' HT.	4' o.c.	40
		INDIAN HAWTHORN	RUPHIOLEPSIS INDICA	5 GAL., 30" HT.	3' o.c.	168
		ELAEAGNUS	ELAEAGNUS PUNGENS	5 GAL., 24" HT.	4' o.c.	53
		BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	5 GAL., 30" HT.	4' o.c.	55
		PHOTINIA	PHOTINIA GLABRA	5 GAL., 30" HT.	4' o.c.	41
		SAVANNAH HOLLY		5 GAL., 36" HT.	4' o.c.	43

### LEGEND:

	PROPOSED RAIL SPUR
	EXISTING RAIL SPUR
	PROPOSED CURB
	PROPOSED PROPERTY LINE
	PROPOSED RAILROAD EASEMENT
	EXISTING CURB

## GENERAL LANDSCAPE NOTES

- 1) ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT OF WAYS) SHALL BE HYDROMULCHED WITH COMMON BERBERIS GRASS ACCORDING TO SPECIFICATIONS.
- 2) FOR TREE AND SHRUB PLANTING DETAILS REFER TO DETAILS THIS SHEET.
- 3) ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- 4) LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- 5) NO TREE OR SHRUB SHALL BE PLANTED IN ANY SERVITUDE OR EASEMENT WITHOUT THE WRITTEN PERMISSION OF THE USER AGENCY(IES).
- 6) ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF PINE BARK MULCH.
- 7) B & B TREES MUST HAVE BURLAP AND WIRE REMOVED FROM TOP TWO-THIRDS OF ROOTBALL AT TIME OF INSPECTION.
- 8) ALL SHRUB BEDS TO BE 4' WIDE AND SHALL BE LINED WITH WHITE PLASTIC & TOP SOIL.
- 9) ALL LANDSCAPE ISLANDS SHALL BE BLOCK CAPPED WITH GRANITE.

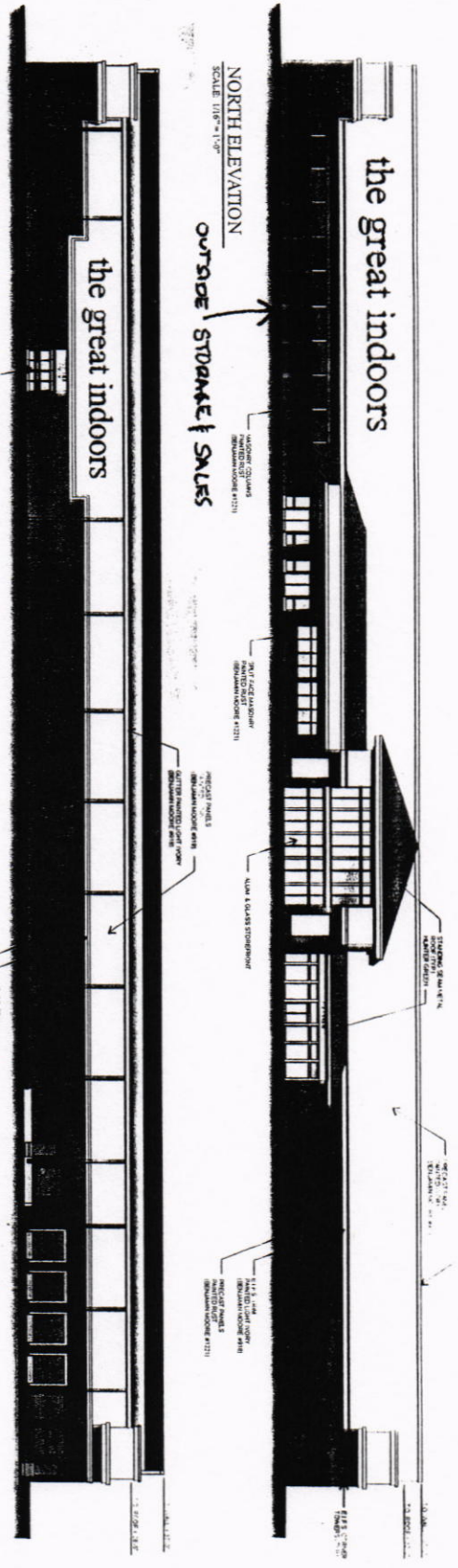
DETAIL 3 OF  
SHEET 36

9) ALL LANDSCAPE ISLANDS SHALL BE BLOCK SODDED WITH COMMON BERMUDA GRASS.

NO SCALE

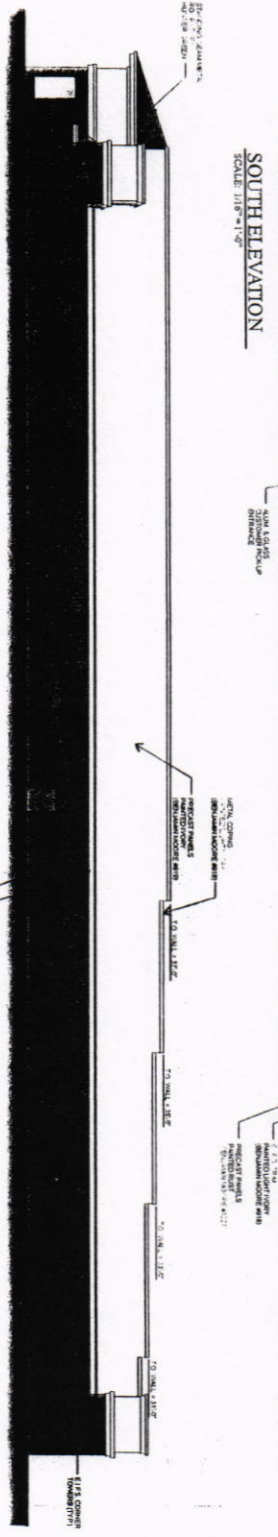
NO SCALE

PROJECT MGR.  
ELS



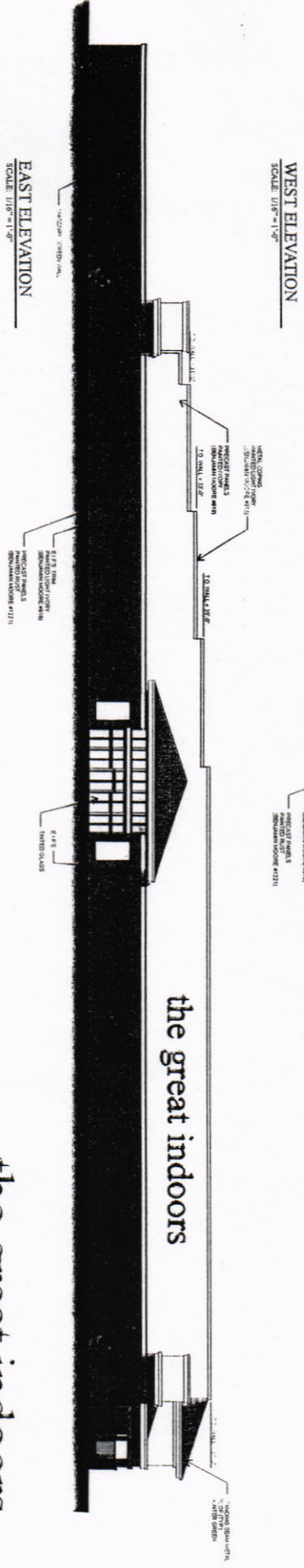
**NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"

OUTSIDE STANDARD SALES



**SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

EAST ELEVATION

SCALE: 1/16" = 1'-0"

the great indoors  
FARMERS BRANCH, TEXAS

OUTSIDE STORAGE & SALES

